

2006-017770

Klamath County, Oregon



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09/05/2006 10:18:56 AM

Fee: \$46.00

ALL TRANSACTIONS, ORS: 205.234

This cover sheet has been prepared by the person
Presenting the attached instrument for recording.
Any errors in this cover sheet DO NOT affect the
Transaction(s) contained in the instrument itself.

**THIS SPACE RESERVED FOR
COUNTY RECORDING USE ONLY**

AFTER RECORDING RETURN TO:

Wells Fargo Bank, N.A.
P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

PRINT or TYPE ALL INFORMATION

MTL-710582

The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is **AUGUST 24, 2006**

1) **NAME(S) OF THE TRANSACTION(S) required by ORS 205.234(a)**

Deed Of Trust

SHORT FORM LINE OF CREDIT DEED OF TRUST

2) **DIRECT PARTY / GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160**

TRACY SCOTT SANTILLIE

KELLI SANTILLIE

TAX STATEMENTS TO:

TRACY SCOTT SANTILLIE

2036 WARDEN AVE

KLAMATH FALLS, OR 97601-1740

3) **INDIRECT PARTY / GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160**

Wells Fargo Bank, N.A.

4) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**

\$ 20,000.00

5) **FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERKS LEIN RECORDS,
ORS 205.121(1)(e)**

6) **THE AMOUNT OF THE CIVIL PENALTY or THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER
CHARGES FOR WHICH THE WARRANT< ORDER OR JUDGMENT WAS ISSUED. ORS 205.125(1)(c) and ORS 18.325**

7) **Rerecorded to correct
Previously recorded as**

ORDEED-short, CDP.V1 (06/2002)



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Documents Processed 08-24-2006, 19:29:30

46.00

Until a change is requested, all tax statements shall be sent to the following address:
TRACY SCOTT SANTILLIE
2036 WORDEN AVE
KLAMATH FALLS, OREGON 97601-1740

Prepared by:
Wells Fargo Bank, N.A.
JENNIFER BREVA
DOCUMENT PREPARATION
18700 NW WALKER ROAD
BEAVERTON, OREGON 97006
503-614-5901

Return Address:
Wells Fargo Bank, N.A.
P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

TAX ACCOUNT NUMBER
R186079

State of Oregon
REFERENCE #: 20062091244040

Space Above This Line For Recording Data
Account number: 651-651-0626523-1XXX

SHORT FORM LINE OF CREDIT DEED OF TRUST (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is AUGUST 24, 2006 and the parties are as follows:

TRUSTOR ("Grantor"): TRACY SCOTT SANTILLIE AND KELLI SANTILLIE, AS TENANTS BY ENTIRETY

whose address is: 2036 WORDEN AVE, KLAMATH FALLS, OREGON 97601-1740

TRUSTEE: Wells Fargo Financial National Bank, c/o Specialized Services, PO Box 31557 Billings, MT 59107

BENEFICIARY ("Lender"): Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property located in the County of KLAMATH, State of Oregon, described as follows:

with the address of 2036 WORDEN AVE, KLAMATH FALLS, OREGON 97601 and parcel number of R186079, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all

ORDEED-short, CDP.V1 (06/2002)



RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE

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water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 20,000.00 together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured Debt") of even date herewith, and all amendments, extensions, modifications, renewals or other documents which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is August 24, 2046.
4. **MASTER FORM LINE OF CREDIT DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Master Form Line of Credit Deed of Trust ("Master Form"), inclusive, dated **February 1, 1997** and recorded on 2/10/1997 as Instrument Number 32645 in Book M 97 at Page 4115 of the Official Records in the Office of the Recorder of KLAMATH County, State of Oregon, are hereby incorporated into, and shall govern, this Security Instrument.
5. **RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.
- ☐ N/A Third Party Rider
- ☐ N/A Leasehold Rider
- ☐ N/A Other: N/A

SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

Tracy Scott Santillie 8/25/06
Grantor **TRACY SCOTT SANTILLIE** Date

Kelli Santillie 8-25-06
Grantor **KELLI SANTILLIE** Date

Grantor Date

Grantor Date

Grantor Date



Grantor	Date
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Grantor	Date
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Grantor	Date
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ACKNOWLEDGMENT:
(Individual)

STATE OF OREGON
COUNTY OF KLAMATH

} ss
} ss.

This instrument was acknowledged before me on 25 Aug, 20 06 by
TRACY SCOTT SANTILLIE And KELLI SANTILLIE

Tonetta C Kenyon
(Signature of notarial officer)

Notary Public
Title **NOTARY PUBLIC**



My Commission expires: Nov 17, 2009

(Seal)



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A

The Easterly 75 feet of Lot 3, the Southerly 12 1/2 feet of the Easterly 75 feet of Lot 2 and all Lot 4, all in Block 17 of SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL B

Lots 5 and 6, Block 17, SECOND ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029AB-02800-000

Key No: 186079